



MISSOURI Land & Farm

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**80 Tillable Acres w/4.5% Return and
Building Sites in Marceline School District.
Adamantine Road**

Chariton County

\$280,000



CONTACT:



JEFFREY QUINN

Broker

660-734-3925

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This 80 acre farm is conveniently located just south of Marceline off Hwy 5 approx. 1 mile to the west. It features mostly open ground with 72 tillable acres and waterways in place.

26.5 Acres of Gentle 2-5% Slopes - Bevier Silty Clay Loam
40.27 Acres of Gentle 5-9% Slopes- Armstrong Clay Loam
5 Acres of 9-14% Slope - Armstrong Loam

The farm has been farmed the last 5 years after coming out of CRP.

This farm is currently open to farm but could cash lease for \$160/acre or \$11,520 yearly.

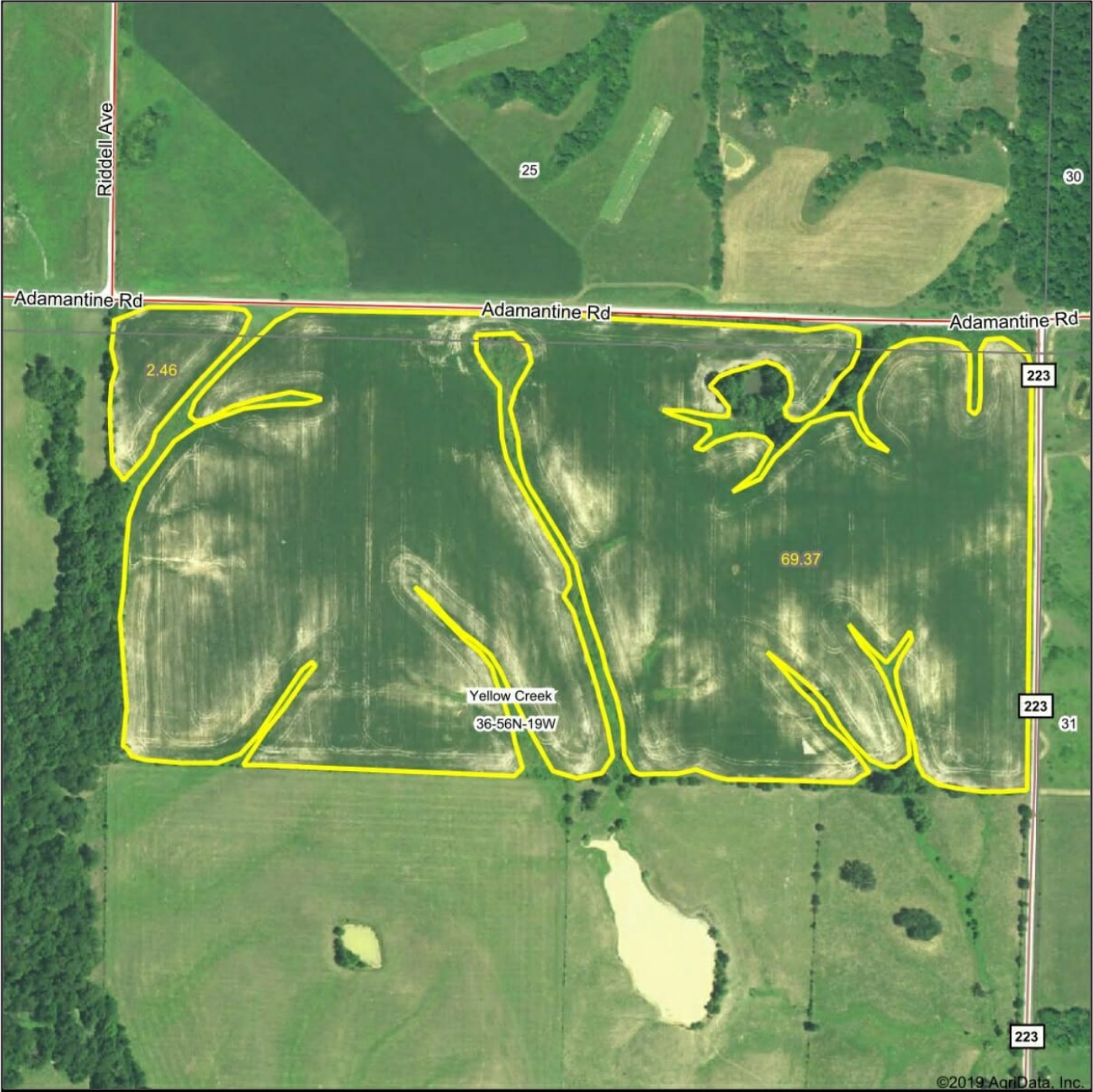
Although the farm doesn't look like it has much cover there are plenty of deer in the area. I jumped 5 last night out of the waterway taking pics. The surrounding cover and crops on this property set up nicely for deer to travel here to eat.

A \$800-\$1000 hunting lease should be possible.

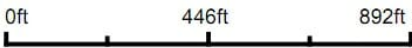
This would also make for a possible yearly income of \$12,520 and a 4.5% Return.

Call Jeff Quinn today for more information.

Aerial Map



Map Center: 39° 37' 39.94, -92° 58' 38.36



36-56N-19W
Chariton County
Missouri



3/5/2020

Aerial Map



Map Center: 39° 37' 40.1, -92° 58' 37.4

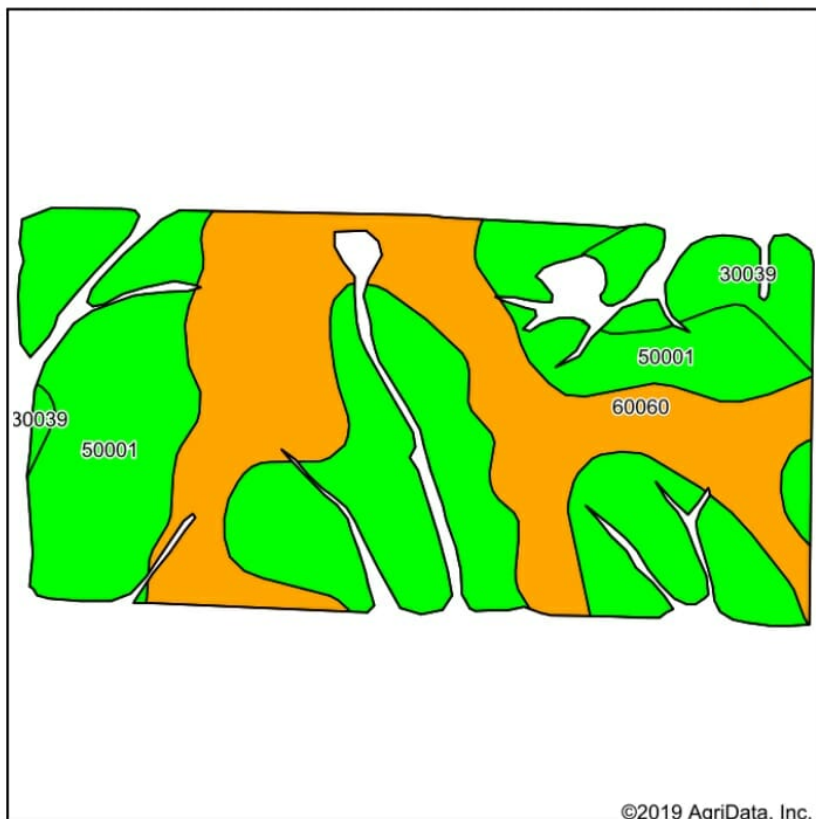
0ft 430ft 860ft

36-56N-19W
Chariton County
Missouri



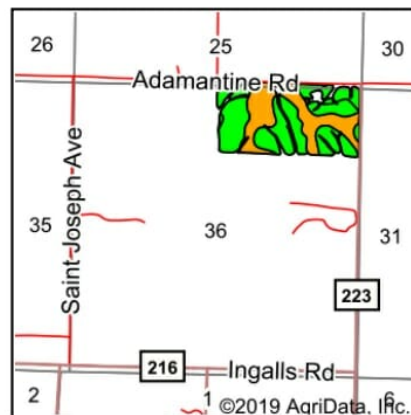
3/5/2020

Soils Map



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Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Chariton**
 Location: **36-56N-19W**
 Township: **Yellow Creek**
 Acres: **71.83**
 Date: **3/5/2020**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	40.27	56.1%		IVe	45
60060	Bevier silty clay loam, 2 to 5 percent slopes, moderately eroded	26.52	36.9%		Ile	46
30039	Armstrong loam, 9 to 14 percent slopes, eroded	5.04	7.0%		IVe	42
Weighted Average						*n 45.2

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

